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IT'S THE LAW

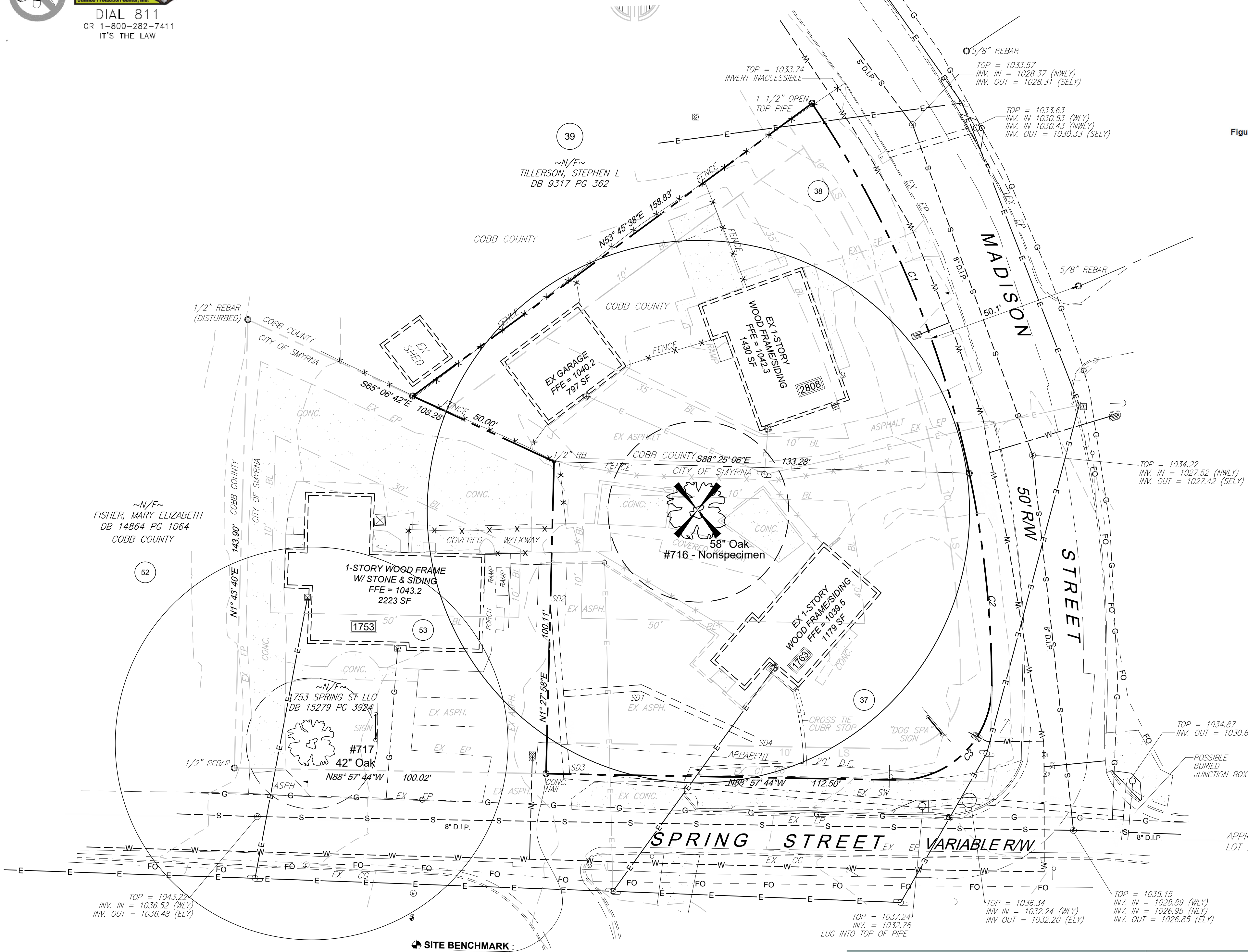


FIGURE 2: Tree Protection Fence Installation Detail

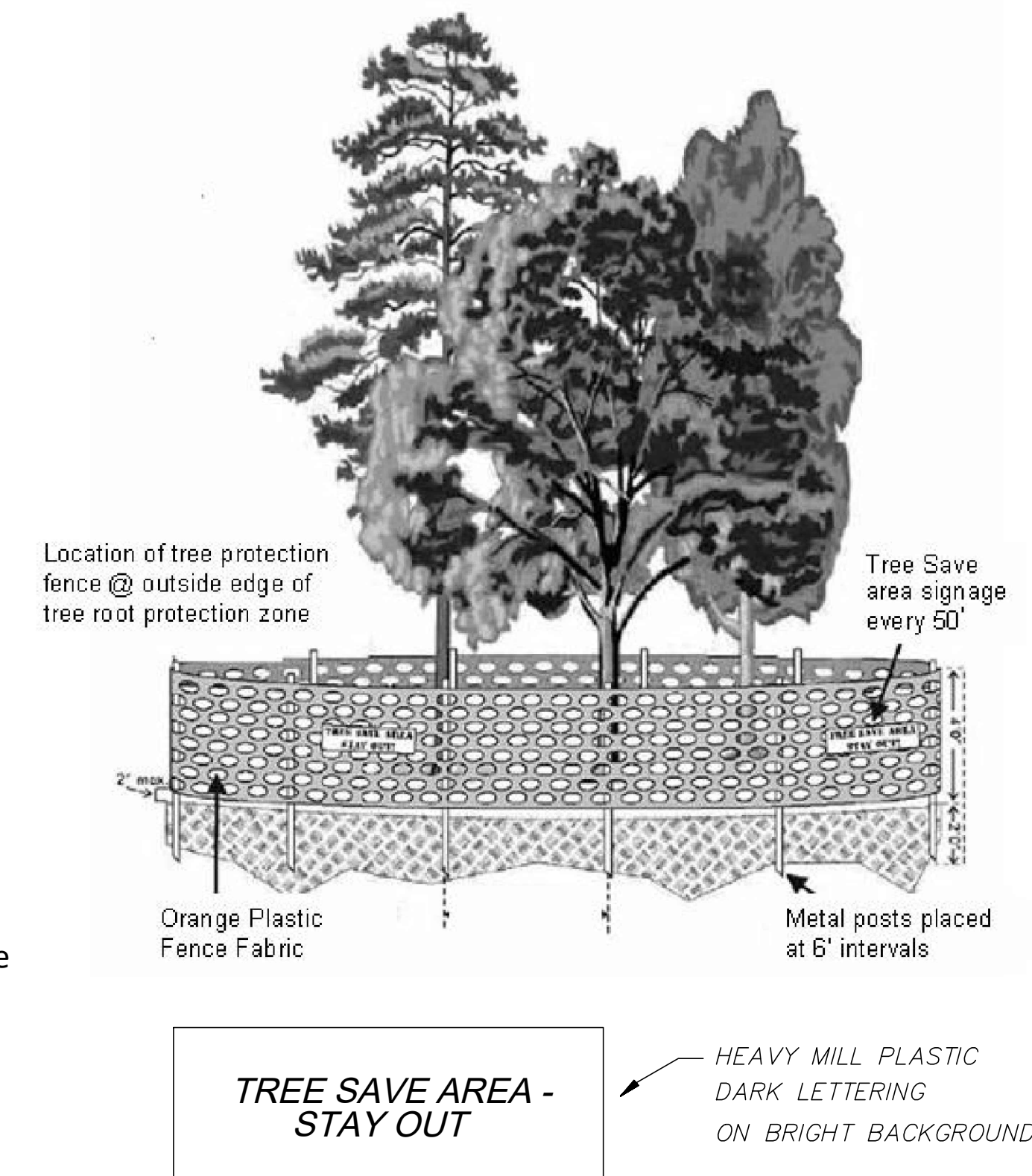


Figure 3: Tree Protection Fencing for a Single Non-Specimen Tree

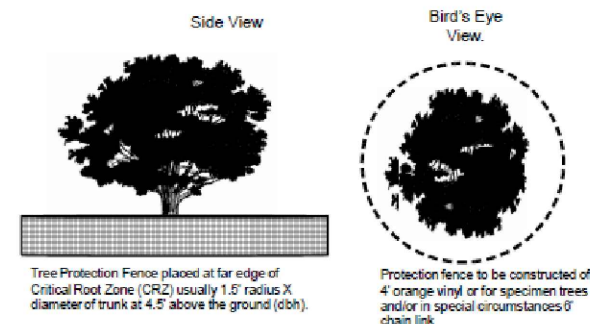
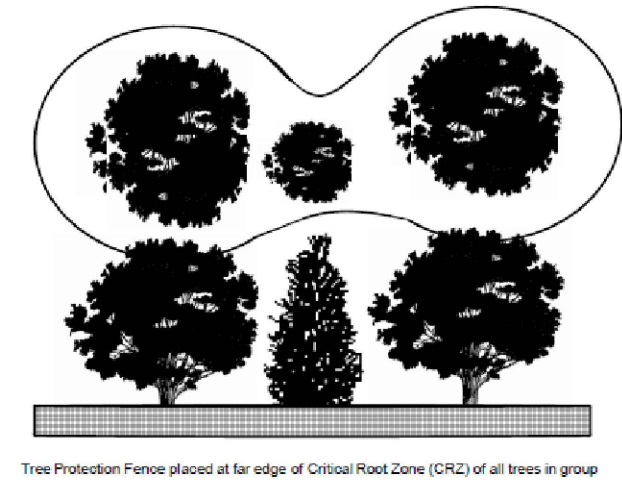


Figure 4: Tree Protection Fencing for Multiple Non-Specimen Trees



TREE PROTECTION NOTES:

Tree save fence for the entire site must be installed, inspected and approved prior to the installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.

All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.

TREE SAVE AREA - STAY OUT
HEAVY MILL PLASTIC DARK LETTERING ON BRIGHT BACKGROUND

X **SPECIMEN SIZE TREE TO BE IMPACTED OR REMOVED PER PROPOSED SCOPE OF WORK.**

SPECIMENS TREES

SPECIMENS REMOVED (Nonspecimen Quality)		
DBH	TOTAL NO. OF TREES	TOTAL INCHES
58"	1	58.00
TOTAL:		58.00

ARBORIST REPORT PROVIDED COVERING SPECIMEN SIZED TREES EXISTING ON THE SITE HAS BEEN PROVIDED AS PART OF THIS SUBMITTAL - SEE LAST SHEET OF TREE PLAN SET.

0 Inches Specimen Quality Trees Proposed to be Removed / Impacted Greater than 20%

0 RECOMPENSE REQUIRED

TREE PROTECTION CALCULATIONS

- Total Acres = 0.59 Acres - 0.08 Acres Easements/Detention/Utilities = 0.51 Net Acres
- Required Density Factor (RDF) = 0.51 x 100 Inches per Acre = 51 Inches RDF
- EDF (Existing Density Factor) = 0
- Replacement Density Factor = 54 Replanted Inches - 51 Inches (RDF) = 3 Surplus Inches Provided
- SITE DENSITY SATISFIED. See Sheet L101 for Layout and Specifications.

NO BOUNDARY TREES PROPOSED TO BE DISTURBED BY THE SCOPE OF WORK.

Tree Inventory & Analysis

Project: Pet Spa at Vinings

On-Site Evaluation Date (s): July 5, 2017

Report Date: July 7, 2017

DESCRIPTION OF PROJECT SITE

The subject property is located at the 1763 Spring St., Smyrna, Georgia. There is a business and a home located on the subject property and several covered structures with associated parking and drives. The property is bordered to the south and east by roads and north and west by private property.

EVALUATION BASED ON

Evaluation is based upon field observation and practical horticulture and arboriculture experience. No sub-grade or internal core investigation was performed on the subject trees. Photos of damage or defects are included (ENRIB A)

CONDITION DEFINED

GOOD: Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species.
FAIR: Tree is in moderate health, but may have a minor pathogenic problem. Tree may have minor structural defects and may not exhibit optimal form for the species in an urban environment. A tree in fair condition may not need immediate attention, but its development or additional stress should be monitored.
POOR: Tree is fair to low health. It may show moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death. Some poor trees are in severe decline.
NONSPECIMEN / DMH: Tree is poor, not of specimen quality per standards of jurisdictional code. Dead, diseased and/or hazardous trees per professional opinion of the arborist.
HAZARDOUS: Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by an Arborist or Forester.
DBH: Diameter of trunk in inches, measured at 4.5' above average soil level. Where split, tree is measured at narrowest point below split.
SPLIT: Trunk splits into two trunks or is two trees growing together at a point of inclusive bark. See Arborist note last page of report.

Tree #	Size (DBH)	Species
716	58"	OAK
717	42"	OAK

Tree # 716 - Boundary Tree

GOOD	FAIR	POOR	NON-SPECIMEN/DMH
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Notes: THE ROOT ZONE IS COMPACTED AND COVERED WITH GRAVEL AND BUILDINGS

Analysis prepared by:

E. Tyrone Caswell, ISA Certified Arborist
 Certificate Number: SO-5664A
 Mondo Land Planning + Design, LLC

Warranty Disclaimer:

No warranties expressed or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER'S sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Notes:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true: Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees having multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and the separate trunks become Co-Dominant Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will eventually cause decay. In this case these trees become increasingly hazardous and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to: Birch, White Yew, Red Bud, Dogwood, Holly, Cedar, Sourwood, small Magnolia, Red Bay and Live Oak. Said are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically grow to a large enough size to become an increased hazard.

Reference: Sinclair, Wayne A., 1936, Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon. - 2nd ed. Published 2005

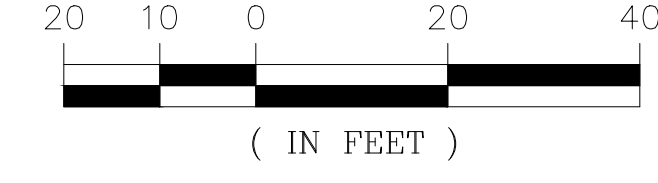
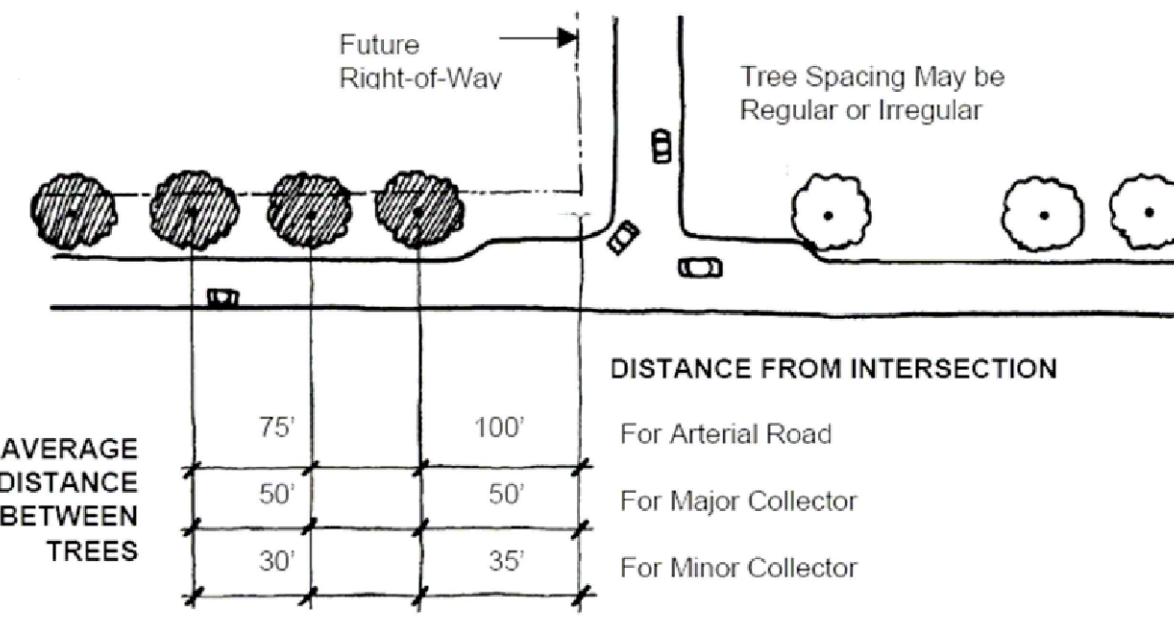
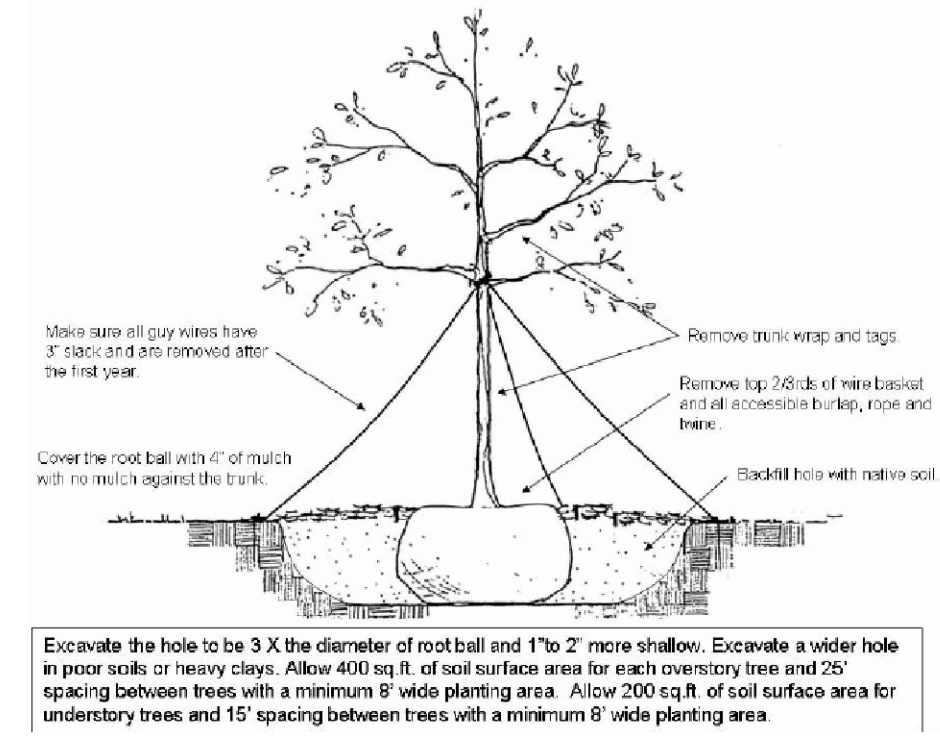


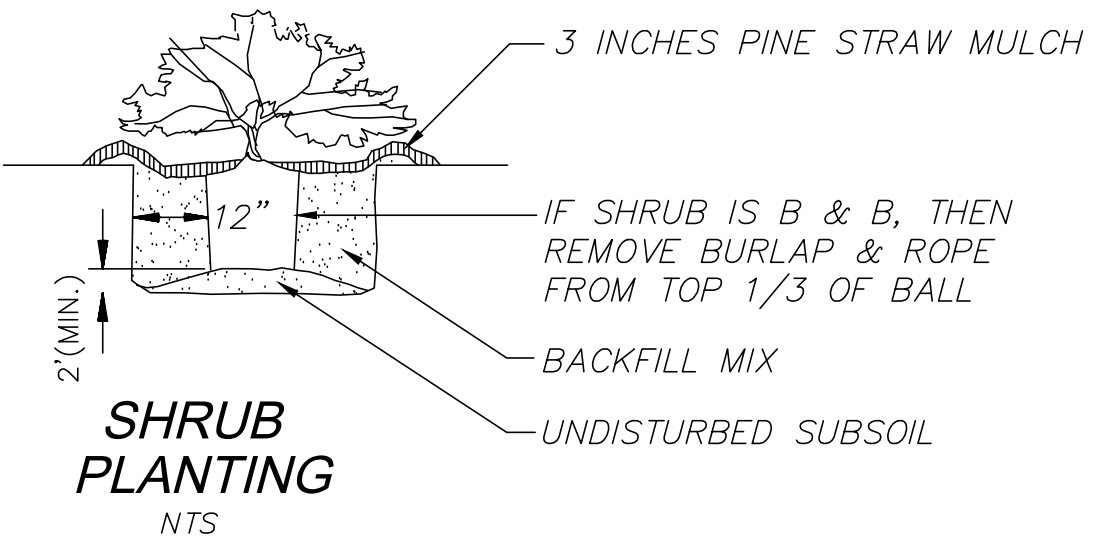
Figure 11: Tree Planting Detail



PROVIDE 25' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL OVERSTORY TREES AND ANY OTHER TREE.

PROVIDE 15' MINIMUM BETWEEN UNDERSTORY TREES.

PROVIDE 10' MINIMUM BETWEEN EVERGREEN SCREENING TREES.



STREET TREES
Provide One (1) - Min. 3" Cal Shade Tree for every 40 LF of Roadway Frontage.

198 LF Roadways / 40 LF = 5 Overstory Street Trees

100 LF Roadways (w/ Overhead Utility) / 30 LF = 4 Understory Street Trees

9 Trees to be Planted = Min. 3" Cal. Provided Along Roadway Frontages

PLANT STREET TREES IN RIGHT-OF-WAY LOCATED 3' BEHIND THE SIDEWALK - MEETING THESE MINIMUM SETBACKS:

-15' FROM ANY DRIVEWAYS
-10' FROM ANY UTILITIES
-35' FROM INTERSECTION

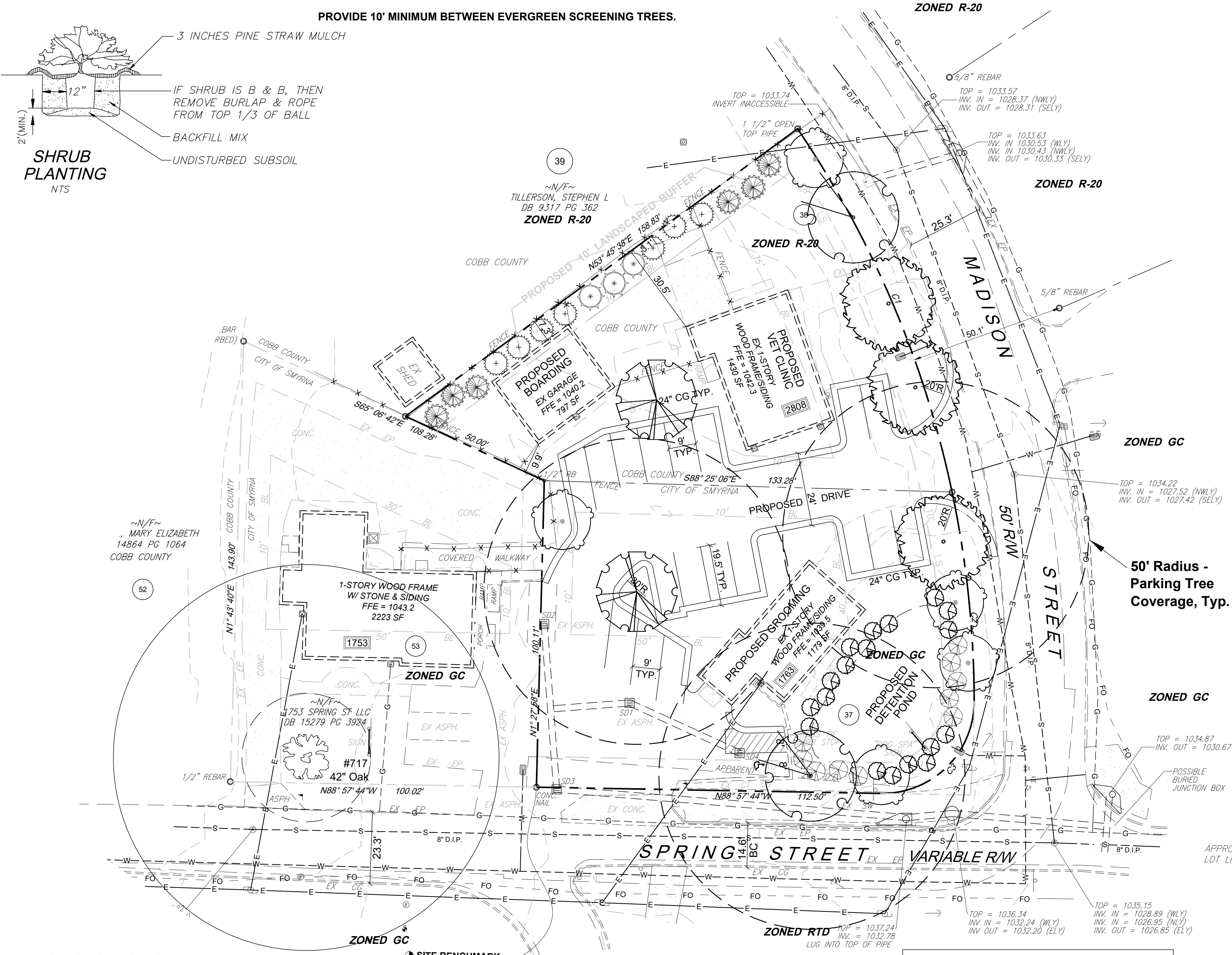
ALL PARKING SPACES LOCATED WITHIN 50' OF A TREE - SEE RADII LOCATED ON ADJACENT PLAN.

COMMON NAME	BOTANICAL NAME	QTY DENSITY	MINIMUM SIZE	HEIGHT	INCHES PER TREE	TOTAL INCHES	GENUS %
ARAPAHO CRAPE MYRTLE	Lagerstroemia indica 'Arapaho'	5	4" CAL.	12-14'	4	20.00	0.18
ALLEE ELM	Ulmus parvifolia 'Emer II' PP#7552	2	4" CAL.	14-16'	4	8.00	0.07
NUTTALL OAK	Quercus nuttallii	3	4" CAL.	14-16'	4	12.00	0.11
GREEN ASH	Fraxinus pennsylvanica	2	4" CAL.	12-14'	4	8.00	0.07
BRODIE JUNIPER	Juniperus virginiana 'Brodie'	3		8'	2	6.00	0.11
CHERRY LAUREL	Prunus laurocerasus	6		6'	0	0.00	0.21
WAXLEAF LIGUSTRUM	Ligustrum japonica	7		6'	0	0.00	0.25
DIAMOND LORDPETALUM	Loropetalum chinense 'Shang-hi'	18	7 GAL	24"			
SOFT TOUCH HOLLY	Ilex crenata 'Soft Touch'	10	7 GAL	24"			
TOTAL # Inches =						54.0000	100.00

MAX. 30% OF ANY ONE GENUS PROVIDED.

SPECIFICATION -
ALL TREES (DECIDUOUS) - B&B; MATCHING; UNIFORM SPREAD; BRANCHING FROM 8' AND UP.
ALL TREES (EVERGREEN) - MATCHING; UNIFORM SPREAD TO MIN. 3'; FULL TO GROUND
ALL SHRUBS - MATCHING; UNIFORM SPREAD TO MIN. 24"; FULL TO GROUND

ROOT BARRIER -
ROOT BARRIER, AS SPECIFIED AT RIGHT, TO BE PROVIDED AT BACK OF PUBLICLY MAINTAINED SIDEWALK AND/OR CURB WHERE TREE PROPOSED TO BE PLANTED WITHIN 10' OF SAID SIDEWALK AND/OR CURB. SEE LOCATION AT BACK OF SIDEWALK, AS REPRESENTED BY BOLD LINE ON PLAN BELOW. BREAK SPANSE FOR DRIVEWAYS.



UB 18-2 Specifications
18" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging foundations and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter around applications in varying sizes.

1. Materials
The manufacturer shall furnish and install tree root barrier as specified. The tree root barrier shall be other product #18-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 130 Washington Street, San Francisco, CA, www.deeproot.com (800-638-7088).

2. Root barrier shall be recyclable, black, injection molded panels with 0.37" (9.5 mm) wall thickness modules 24" (609 mm) long and 18" (460 mm) deep.

3. Root barrier shall be manufactured with 75% recycled polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be composed of 24" (609 mm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.060" (1.52 mm) thickness, protruding 0.7" (17.8 mm) at 90° from top of the barrier panel, spaced 1" (25.4 mm) apart. (See Details A & D)

5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of 0.060" (1.52 mm) thickness, 3/8" (9.5 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Rib (See Detail A & D).

6. Root barrier shall have a minimum of nine (9) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.060" (1.52 mm) thickness in the shape of a segment of a circle, the 2-1/4" (63.5 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.5 mm) from the panel. The ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (See Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,548; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - 18in	2,324 PSI	2538
Tensile strength @ yield - 18in	2,846 PSI	2538
Yield Elongation - Wall	7.44%	2538
Yield Elongation - Ribs	7.25%	2538
Impact Resistance	129.65 PSI	2550B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D2554
Rockwell Hardness - Wall	64.4	D7854

DETAIL A - DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB

DETAIL B - ANTI-LIFT GROUND LOCK TAB

DETAIL C - ZIPPER JOINING SYSTEM

DETAIL D - TREE ROOT BARRIER PANEL

- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If the tree survey inaccuracies are found on-site, a stop-work order will be issued until revised plans are approved and processed based on accurate information.
- The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3-inch layer of organic mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to the start of construction. Keep mulch at least 5-inch radius away from the trunk.
- A 3-inch layer of organic mulch will be required for all replacement trees. Mulch must be applied prior to the start of construction. Keep mulch at least 5-inch radius away from the trunk.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap and strapping shall be cut and removed before the backfilling of the planting holes.
- Trees less than the caliper inch shown will not be accepted. Example: 4-inch caliper trees must be 4-inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality can be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. Water bags will be refilled according to soil conditions and adjusted during times of droughts for a minimum of 2 years after installation.
- No Trenching allowed in Tree Safe Area, including irrigation installation.
- All tree guying and stakes shall be removed from the tree(s) one year after planting date.

TREE PROTECTION NOTES:

Tree save fence for the entire site must be installed, inspected and approved prior to the installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.

SITE BENCHMARK:
CONCRETE NAIL AT CORNER
ELEVATION = 1039.68

All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.

ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.

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REVISIONS
DATE DESCRIPTION

CLIENT: **PET SPA AT VININGS**
1763 SPRING STREET, SMYRNA, GEORGIA 30080

mondo
LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
Tel: 1.866.334.0233

GEORGIA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
7.11.17
MELISSA REA CASTELL

TREE REPLACEMENT PLAN - ZONING FOR
PET SPA AT VININGS RENOVATIONS
LAND LOT 158 & 159, 14TH DISTRICT, 2ND SECTION - City of Smyrna

DATE: 7.11.17
JOB NO.: MOIP1723
DRAWN: MRC
CHECKED: ETC
SCALE: 1"=20'
SHEET: L101